

Fremont Vision

2006

In the spring of 2005 the Fremont Planning Board undertook the development of a Vision Section for the Town's Master Plan. As per RSA 674:2 "The master plan shall include, at a minimum, the following required sections: (a) Vision Section (and a) Land Use Section." The Planning Board contracted with the Rockingham Planning Commission to provide facilitation and drafting of a Vision Section for the Town's Master Plan. Two visioning sessions were held in the Town Offices where members of the community were invited to meet with members of the Planning Board and representatives from the Rockingham Planning Commission to discuss a community vision for Fremont's future. From the results of these sessions and drawing on the results of the past surveys, existing development policies and Planning Board and Conservation Commission recommendations, a vision for Fremont's future was developed.

This chapter is divided into several sections with different views and recommendation for Fremont's future. The first section displays the results from the Town's visioning sessions facilitated by the Rockingham Planning Commission. Next is a set of goals and recommendations submitted by Fremont's Conservation Commission and Open Space Committee. For the third section the Community Goals Chapter from the 1998 Fremont Master Plan was reviewed, updated where appropriate, and incorporated into this Vision Chapter. The final section contains two sets of guidelines for Smart Growth and Regional Planning Priorities developed by the New Hampshire Office of Energy and Planning, and the New Hampshire Association of Regional Planning Commissions, respectively. Each of these four sections provides direction for the Town in meeting the future needs of its residents.

I. Fremont Visioning Sessions

The Town of Fremont held two visioning sessions on Wednesday, May 25th at 7:00 pm and Saturday June 11th at 9:00 am. These two dates were chosen to maximize the ability of the public to attend one session or the other. At each of the sessions the attendees were asked what they liked and disliked about Fremont; the direction they would like to see Fremont go in the future; and how this vision could be implemented. The compiled results are listed below.

When the community members at the first vision session were asked "*what do you like about Fremont?*" The following responses were given:

- Fremont is small, you know everybody
- The *community* and *neighborhood* feel
- Town Meeting and community involvement
- Small Town youth sports programs
- Fremont's location (near NH 101, I-95, Portsmouth and Manchester)
- Good place to raise your kids

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- Trust in the Planning Board
- Not over developed
- Good places to walk around
- A lot of forests and spruce swamp
- People love the land
- Open space (we don't want it to change)

When the community members at the first vision session were asked “*what are the negative aspects of Fremont?*” The following responses were given:

- Different views (on development) existing between the new residents and the long term residents.
- Changes in Fremont (trash pick-up, street lights) causing a greater tax burden.
- People do not have enough reason to stay (after kids are out of school, or when they move out of their parent's house).
- Fremont needs more commercial development to help keep taxes down.
- Schools are causing the tax rate to go up.
- High taxes are forcing people to develop land they might otherwise keep in current use.
- High taxes in general, as a product of tax revenue only coming from the land.

Vision for Fremont's Future Land Use

After a general discussion of the positives and negatives about Fremont, the future of Fremont's land use was discussed at the vision sessions. Existing land use was described as predominantly residential with “spotty” second or third tier-type business (small cottage industry or in home businesses). It was also noted that much of Fremont is wetlands, and that no zoning districts exist for commercial, industrial or residential uses. The only current zoning district is the Fremont Village District. When asked “*What should Fremont's future land use and development be?*” The following answers were given from the first and second vision sessions:

- Not big development, no new traffic lights
- Small retail or pharmacies
- Store front businesses like health care or eye doctors
- New businesses should be well paying
- No new development in existing farmlands
- Office park for professionals (e.g. insurance agencies) non-polluting types of businesses.
- Development of retail may cause more harm (traffic lights) than good (tax revenue and jobs).
- Don't let NH RT 107 become a strip mall
- Smart growth: conservation subdivisions and sidewalks in-town.
- Community focused developments (the community fears these projects due to the implied tax burden).
- Maintain existing open space and wildlife habitat
- Preserve historical structures
- Possible zoning districts (see below)

Possible Zoning Districts for Fremont

The vision session's discussion of future land use led to a discussion of zoning districts. This type of zoning had been proposed in the past but defeated at Town Meeting. It was the consensus of those attending the meeting that a district zoning would have a much better chance at Town Meeting now, if only for the potential to curb increases in property taxes.

The question was asked “*what about zoning Fremont as strictly residential?*” The Land Use chapter states that the majority of development had been residential between the drafting of the original Master Plan in 1987 and the 1999 update. This residential growth has continued from 1999 to the present. It was discussed that with the cost of putting children through school that residential-only zoning would only lead to increased property tax burden on land owners. A possible way to mitigate this burden is to diversify the types of development so the tax burden is not completely shouldered by the Town's residents.

“*What would the zoning districts look like?*” The participants at the first and second vision sessions discussed several possibilities, including:

- **Mixed-use zoning** that would allow residential-friendly business to be located near residential zones (e.g. small grocery stores, pharmacies or doctor's offices). Mixed-use development can also increase the diversity of housing in Fremont by allowing small apartments above commercial uses.
- **Develop a light industrial or office-professional zone** that could be located off of NH RT 101 where Fremont has an exit (Beede Hill Road). This area was identified on the Future Land Use Map in the 1999 Fremont Master Plan, originally created in 1987. This zoning would allow an area to be developed which would not require increased truck traffic through the Town's center. It is possible to create a small office/industrial park with public water and sewer. The Town could pay for the installation of the services in advance and be repaid as tenants occupy the spaces.
- **Open-space or Conservation subdivisions.** The areas of Town that were designated as “low-density” residential in the 1987 Future Land Use Map could be zoned for Open-space subdivision (formerly called Cluster subdivisions). This type of zoning would allow for smaller lot sizes but only in exchange for areas of open space being placed into conservation. This type of subdivision does not increase the total number of parcels that would be allowed in a subdivision, that number is developed from a “lot plan” which is similar to a traditional subdivision plan. Then the sizes are reduced and the remainder of the land is placed in conservation. The importance of the “look” of these subdivisions was brought up. Many residents fear the suburban look of houses that close together. Any open-space zoning should include design and buffering regulations to ensure the developments are made in a way that is visually pleasing to the Town's residents.
- **Create a wildlife corridor.** It was suggested at the second vision session that a wildlife corridor could be developed in the northern portion of Town. This corridor could link the

large areas of unfragmented forest that still exist and provide the contiguous habitat that is vital to many bird and mammal species. This corridor could be accomplished in tandem with open-space subdivisions. A requirement of an open-space subdivision within any proposed wildlife corridor could be that the proposed conservation land must be contiguous with the subdivisions that abut it. A greater amount of conservation land should be considered for open-space subdivisions within any proposed wildlife corridor.

How to proceed with Zoning Districts

What to do next was discussed at both visioning sessions, with the focus on potential zoning districts. It was thought that any effort to create zoning districts should include the following:

- Planning of proposed zoning districts should be open to the public and advertised so those who want to attend can attend.
- A public education campaign should be established to help the residents of Fremont understand any proposed zoning districts.
- Where zoning districts are proposed large parcel owners should be invited specifically to insure their input is taken into consideration.
- The Planning Board may want to establish a committee of interested Board and committee members as well as the public to meet on a regular basis and continue the planning process for future zoning districts.

II. Input from the Conservation Commission and Open Space Committee

When asked for their input on Fremont's vision chapter the Conservation Commission provided a list of goals that they feel should be used to help guide future land use and conservation strategies for the Town. In addition the Conservation Commission provided a draft of the Fremont Natural Resource Inventory (NRI) and maps associated with this project. The NRI report provides a broad-based inventory of the natural resources in the town, displayed in 11 maps, and text to provide information and explanation of each map. The NRI includes maps of Farmlands, Geologic Resources, Land Use, Open Space, Unfragmented Lands, Wildlife Habitat Features, Historic Resources, Groundwater Resources, Surface Water Resources, Wetlands and Forest Resources. The NWI report and maps are an excellent resource for the Fremont Planning Board to use when planning for Fremont's future in any area that concerns land use, conservation, or natural resources.

Goals from the Fremont Conservation Commission

- To preserve 25% of the total acreage in Fremont for conservation purposes as recommended by the Society for the Protection of New Hampshire Forests and other conservation groups, and as determined by the Open Space Committee.
- To focus specifically on preserving the integrity of the Spruce Swamp by protecting the uplands surrounding the swamp as determined by the Conservation Commission and

Open Space Committee.

- Identify, evaluate and protect other critical natural resources. To create the largest unfragmented block of land beginning with the recently purchased Glen Oaks parcels.
- The Conservation Commission should create and maintain an accurate inventory of Fremont's natural resources (see Fremont NRI report and maps).
- Identify areas that have high natural resource value to the general health and welfare of Fremont and to the ecological systems within the community.
- Identify and promote best management practices to minimize impact from development while maximizing the benefits of natural resource stewardship.
- Integrate ecological integrity and wildlife habitat in the Town planning, zoning, subdivision and site review.
- Protect undeveloped land with high natural resource value through the acquisition of conservation lands and/or conservation easements.
- Preserve parcels that add to large contiguous blocks of natural spaces.
- Create greenways to connect existing open space to enhance wildlife habitat.
- Establish benchmarks regarding the state of Fremont's natural environment and monitor these for changes.
- Prevent inappropriate development of land within the watershed and aquifer protection zones.
- Protect the quality of the area's groundwater resources through pollution prevention, conservation and appropriate regulation of uses within the watershed and aquifer protection zones.
- Remain involved in regional efforts to protect the water quality of the Exeter River (e.g. ERLAC; Exeter River Local Advisory Committee).

Methods of achieving these stated goals

- The Open Space Committee in conjunction with the Conservation Commission should develop a priority list of land areas or specific parcels that have unique or critical natural resource value.
- The Conservation Commission in conjunction with the Open Space Committee should actively engage in an outreach effort with the owners of land with high conservation value.
- The Conservation Commission in conjunction with the Open Space Committee should continue to work with local land conservation organizations such as the Rockingham Land Trust and the Rockingham Planning Commission to coordinate protection efforts.
- The Conservation Commission in conjunction with the Open Space Committee should research possible grant/matching grant funding.
- The Open Space Committee in conjunction with the Conservation Commission and Board of Selectmen should bring forward bond initiatives to Town Meeting for the purpose of acquiring either parcels of land for preservation or conservation easements.

- The Planning Board should further integrate the consideration of natural resource conservation in the siting of new development.
- The Planning Board should review “minimum impact” best management practices recommended by the NH Minimum Impact Development Project and recommend their adoption as appropriate.
- The Planning Board should adopt incentives and disincentives to more strongly discourage additional development in the areas of high resources value. The following provisions could be considered:
- Require open space subdivisions in areas of high natural resource protection value as determined by the Open Space Committee in conjunction with the Conservation Commission;
- Require that development proposed within high natural resource value areas be subject to submit a resource impact mitigation plan to the planning Board as part of the approval process.

III. Discussion

The citizens of Fremont have continuously voiced a strong desire to maintain Fremont’s rural character. The residents, through surveys and Town meetings, have shown a strong desire to maintain the Town’s open space and forested areas for the enjoyment of all.

Fremont’s citizens have also shown overwhelming support for protecting the Town’s historical resources. The town may wish to explore the formation of a Fremont Heritage Commission.

In addition, support for preserving the Town’s natural resources is also very strong. The Town’s citizens have gone to great lengths to preserve some of the Town’s prized natural resources. The citizens of Fremont have voted consistently at various Town meetings to protect these areas.

The residents of Fremont have also shown a strong support for education. This strong support has translated into one of the best school systems in the state. While the cost providing this education has caused many to request changes in the way schools are funded, the Town is virtually unanimous in its support for the best possible education for our children.

It is these preferences mentioned above that drew many of Fremont’s current residents to the Town. It is exactly these same features that are fueling Fremont’s current wave of new growth.

Therein lies the problem facing Fremont today. The very features that make Fremont a prized community to live in are endangered by the sheer number of people who desire to live in a town like Fremont. Fremont’s growth has been enormous because its residents have gone to great lengths to make it a wonderful place to live.

Fremont’s goal for the coming years is to balance its small town charm with the inevitable growth throughout the region. One does not need to look far to find communities that have

sacrificed their small town lifestyle for the sake of development. At the same time, it would be foolhardy (and illegal) to simply restrict all new development in town. It is the goal of Fremont's citizens to follow a path that has proven elusive to so many; to preserve the rural character of the Town so enjoyed by all of us and, at the same time, find a way to share these prized features with those who wish to settle here today and in the future.

IV. Fremont Community Goals

- 1) **The Planning Board encourages the establishment of conservation areas and the protection of open space and natural resources (ponds, wetlands, woodlands, prime agricultural land and unique and fragile areas).**

This goal is based upon the results of recent visioning sessions which showed that maintenance of open spaces and preservation of wetlands should be a town priority. The Conservation Commission can be charged with the responsibility to develop a strategy for protecting open space and wetlands. By coordinating open space preservation concerns with the need to protect water resource areas (see #8 below), land can be protected for a variety of reasons and uses. In conjunction with this effort, the town should carefully review existing town owned properties for any notable natural resource value and provide for their conservation and protection as open spaces.

Open space, wildlife corridors, and buffers also decrease impending tax impacts, preserve rural character, protect visual resources, establish and protect wildlife habitat, and provide numerous and unquantifiable intangible benefits to the citizens of the surrounding neighborhood and the town as a whole.

- 2) **The Planning Board seeks to protect Fremont's rural residential character.**

The protection of the quality of the town's residential areas is a central theme in the survey results of 1999, and the recent visioning sessions, and will continue to be a central feature of the Master Plan. The quality of life in Fremont's residential areas should be protected from incompatible uses on adjoining land. The Master Plan and associated regulations will be directed toward maintaining Fremont's character as a residential town with a rural atmosphere, balanced by limited commercial and industrial land uses.

- 3) **The Planning Board seeks to actively control the location, design, and operation of commercial and industrial land uses within appropriately zoned areas.**

Visioning sessions and survey results indicate a real interest in controlling commercial development. It is the Planning Board's recommendation that such control be applied to industrial uses as well. Such a goal suggests that the town take a variety of steps including improved zoning for these particular uses, site plan review regulations, and sign

control.

- 4) **Fremont's population growth should be commensurate with its ability to service new residents while continuing to effectively serve existing residents.**

Support for growth control was reflected in the results of the visioning sessions and the Town survey. It is the role of the Planning Board to create and update the Town's Capital Improvement Program (CIP). The CIP allows the Town to prioritize capital expenditures from all Town departments over a six year period. A CIP is required to be updated every five years, and enables the Town to collect impact fees from potential developers (with the Proper Ordinance in place). It is the goal of the Planning Board to take a proactive approach to the CIP by updating the document annually. This will allow the Town to affect changes to their impact fees in a timely manner to adapt to changes in the rate of growth and development with the recognition that it is Fremont's responsibility to provide such services to its residents.

- 5) **In order to assist in the preservation of Fremont's rural character, the Planning Board seeks to protect its historic resources.**

Maintenance of Fremont's rural character, so strongly supported by the results of the survey, can be in part accomplished by a vigorous program aimed at protecting the town's historic resources and associated scenic vistas. Interested citizens and organizations can play a vital role in maintaining Fremont's historic amenities. Much of the initial work is presented in the Historic Resources chapter. Fremont is fortunate to have a very active Historical Society. The Planning Board supports the recommendation that more Fremont roads be designated as "Scenic Roads" and encourages the establishment of a Historic District (or Districts) IN NAME ONLY with written restoration/remodeling/and landscaping recommendations provided to residents undertaking projects within Historic District(s) for preserving or painting/vinyl-siding historic homes, sheds, barns, and other outbuildings of historical importance such as ice houses, privies, cobbler shops, corn cribs, silos, old mill buildings, former one-room schoolhouses, carriage stalls/sheds, well houses, churches, hearse-houses, town pounds, cider mills, stonewalls, poultry houses, and old family graveyards on private property. Recommendations should be provided for the paving of driveways, planting of trees, style/size/and printing fonts for signage within Historic Districts. The Planning Board is requested to make every effort possible to encourage potential developers to contact the Fremont Historical Society and/or Town Historian to obtain historically appropriate road/development name recommendations for their respective development projects."

- 6) **The Planning Board seeks to secure a safe, well-designed, maintained and policed local street network suited to Fremont's character.**

The Visioning sessions revealed several issues with the Town's road network. Issues that

the Planning Board should review include traffic mitigation on NH RT 107, the safety of pedestrians with an emphasis on school children, and the possibility of sidewalks within the Village District. It is also the duty of the Planning Board to review and update the road specifications and maintenance schedules. These should be written and rigidly enforced to ensure that new streets are constructed, and existing roadways are rebuilt to suit anticipated levels of use. As an initial step the town should develop an updated and concise inventory of its road network and a program to monitor increases in traffic volume.

- 7) **The Planning Board continues to encourage the establishment of new public recreational facilities, and the expansion of existing public recreational facilities, located and designed to meet the changing needs of Fremont's residents.**

As with streets, the survey suggests considerable interest among townspeople in public recreational opportunities. Further steps here would be an analysis of existing town lands and the potential for their use as sites for public recreation and an analysis of existing recreational facilities. Fremont has seen its sports programs grow 10 fold since the new fields have been installed at Memorial Park. We are happy to see the community coming together and the kids having a great time. We are also happy to see many adults using the track to walk and run daily. Relative to future projects and goals, the Fremont Recreation Committee reports a need for an acquisition of at least ten (10) acres of property for expansion of recreational facilities and to support two (2) additional baseball fields, one (1) more soccer field and have received interest a tennis court or two.

- 8) **The Planning Board supports the goal of avoiding the necessity for developing a municipal water and sewer system, through the proper management of sustainable growth.**

New Hampshire State law supports the town's right to regulate premature growth so as to avoid unnecessary financial burdens. It does not, however, support the right to preclude future development of municipal utilities altogether. Given the support shown for maintaining Fremont as a small rural community, it is important that growth be carefully managed. The Planning Board supports the goal of sustaining growth without the necessity of developing a public water and sewer system, through prudent planning and careful management.

- 9) **The Planning Board seeks to provide for its fair share of the regional housing demand for current and future residents.**

The Planning Board should examine strategies for encouraging the provision of fair and equitable housing opportunities. The Rockingham Planning Commission is completing a regional housing chapter which will provide information for the Town of Fremont to

assess their own housing needs. As an initial step the Planning Board should ascertain the current housing stock in the Town, broken down to single family and multifamily, and owned or rented. This information along with the methodology from the regional housing chapter, should allow the Planning Board to determine if regulations or ordinance changes should be adopted to provide more diverse housing stock.

V. Conclusion

The foundation of Fremont's plan is the establishment of specific community goals. Attaining these goals in large part rests on the enthusiasm with which town residents embrace them. The recognition and expression of the above issues, as reflected in the results of the survey, suggests that support does indeed exist for the goals as described.

VI. Smart Growth and Regional Planning Principles

Fremont Planning Board endorses the concepts outlined by the New Hampshire Office of Energy and Planning as found in their anti-sprawl report entitled, “*Achieving Smart Growth in New Hampshire*” These concepts are enumerated below:

- ❖ Maintain traditional compact settlement patterns to efficiently use land, resources and infrastructure investments.
- ❖ Foster the traditional character of New Hampshire downtowns, villages, and neighborhoods by encouraging a human scale of development that is comfortable for pedestrians and conducive to community life.
- ❖ Incorporate a mix of uses to provide variety of housing, employment, shopping, services and social opportunities for all members of the community.
- ❖ Preserve New Hampshire’s working landscape by sustaining farm and forest land and other rural resource lands to maintain contiguous tracts of open land and to minimize land use conflicts.
- ❖ Provide choices and safety in transportation to create livable, walkable communities that increase accessibility for people of all ages, whether on foot, bicycle, or in motor vehicles.
- ❖ Protect environmental quality by minimizing impacts from human activities and planning for and maintaining natural areas that contribute to the health and quality of life of communities and people in New Hampshire.
- ❖ Involve the community in planning and implementation to ensure that development retains and enhances the sense of place, traditions, goals, and values of the local community.
- ❖ Manage growth locally in the New Hampshire tradition, but work with neighboring towns to achieve common goals and more effectively address common problems.

The following principals were developed by the New Hampshire Association of Regional Planning Commissions to articulate a framework to achieve good planning in New Hampshire.

Central to these principles is the concept that decisions are made at the local level, in the spirit of regional cooperation, with public participation. As such the Fremont Planning Board finds them to be helpful in forming a vision for Fremont's future.

Rather than enumerating specific recommendations, the principles are intended to establish a broad framework to assist communities in making decisions. The planning principles can improve the outcome of development and ultimately the quality of New Hampshire communities in the future.

The principles have been organized within four general categories: **prosperity, sustainability, mobility and livability**. We recognize that the principles are strongly interrelated and often relevant to more than one category, and therefore they are best considered as a comprehensive framework rather than individual principles.

Prosperity

The Fremont Planning Board believes that planning for economic development should be fully integrated in the planning process. Too often the needs and concerns of economic development are considered separate from, and even at odds with, community planning. Communities need to understand and plan for the development they want, while keeping in mind the development they wish to avoid. Prosperity must be considered both at the broad level of community and region, but also at the individual level of property owner.

Planning objectives must therefore seek to achieve a balance of interests which is effective in achieving community objectives yet fair to the individual. A prosperous region considers long-term costs and non-monetary values in policy decisions, and employment opportunities are in balance with the cost of living.

Principles to achieve prosperity for the community:

1. Concentrate development where services and utilities are available or less costly to provide.
2. Actively support the economic and cultural vitality of regional and local centers by channeling growth toward them and providing the ingredients needed for successful mixed use.
3. Prevent costly problems in the future by carefully considering potential environmental impacts of alternative development scenarios today.
4. Ensure that those with limited means have access to affordable housing and have sufficient funds for nutrition, health care, education and other necessities.

5. Work cooperatively in the region to support a sustainable diversified regional economy, and support mechanisms to share the costs and benefits of growth.
6. Seek opportunities to benefit from the economies of scale necessary for cost effective high quality infrastructure and services.
7. Conserve the working landscape of rural areas to maintain rural economy and tourism.
8. Develop a transportation system that supports economic development by being both financially efficient and effective at moving both people and products.
9. Create an environment attractive to employers who offer livable wages.

Sustainability

The Fremont Planning Board believes that a central role of planning is to ensure the long term value and sustainability of the environment that maintains choices for future generations. The dominant form of development we have experienced in the past half century, characterized by sprawl and an inefficient use of land and resources, will not achieve this sustainability. There exists an urgent need, therefore, to redirect future development in ways that conserve land and open space, protect irreplaceable water resources and wildlife habitats, and preserve the basic ecological services that the natural environment provides.

Poorly planned development, whether resulting in too much development too fast, development of the wrong type, or in the wrong place, can have harmful and costly consequences for generations to come.

Principles to achieve sustainability for the community:

1. Preserve environmentally sensitive areas and link them together with other undeveloped open space into a network of beneficial corridors and large land areas for a diverse mix of wildlife and plant to flourish.
2. Encourage in-fill development in existing built areas.
3. Promote best forest management practices.
4. Utilize best management practices to minimize construction around prime and important agricultural soils from development so that land will continue to be available for farming.
5. Implement water quality monitoring programs, develop plans to protect those resources, and protect water quantity.

6. Encourage wide ranges of housing opportunities in more urban zones, decreasing the need to look outside of the core developed areas in order to construct multifamily or affordable housing.
7. Use low impact development strategies in retrofitting existing developments and in designing new developments.
8. Design new facilities and retrofit existing facilities to provide for efficient energy use and better air quality.
9. In order to prevent depletion of resources, match the intensity of development with the carrying capacity of natural resources.

Livability

The Fremont Planning Board believes that good planning principles should be applied to local decisions to direct development in ways that maximize public benefit and contribute to quality of life. The communities we plan for and build are the communities we will live with (and in) for generations. Although future development will be mostly determined, as it has been in the past, by private investment decisions, development should be encouraged to create communities that offer such attributes as town centers with mixed uses, walkable neighborhoods, housing affordable to a wide range of incomes, aesthetically attractive buildings that ‘fit’ the character of the community, the preservation of historical landmarks and scenic landscapes. It also means planning for development that provides ample opportunities for daily interaction and which builds the social and cultural fabric of the community.

Principles to achieve livability for the community:

1. Emphasize development of town and village centers to create walkable communities.
2. Encourage building size, architecture, signage and site design that enhances the aesthetics of the built environment.
3. Promote infill development and redevelopment to bring vitality to Town center and to maximize use of built-up areas.
4. Encourage appropriate mixed use in the existing Town center, and in new planned developments to increase opportunities for residents to work close to home.
5. Create well integrated network of sidewalks, walking trails and bicycle facilities to create safe alternative modes for short distance travel and for recreational use.

6. Identify and preserve key natural, cultural and scenic resources to help preserve the appearance and character of places even as they grow and change.
7. Work toward growth in housing to match growth in employment, and ensure that new housing includes a balance of styles, densities, and a distribution of prices that are affordable to a range of income levels.
8. Identify and conserve a system of open space and conservation areas in Fremont to protect wildlife habitat, scenic vistas and endorse passive recreational opportunities.
9. Preserve, improve and create public spaces such as pocket parks, and playgrounds to provide for civic and cultural gatherings.

Mobility

Fremont Planning Board believes that to have prosperous and livable communities, we must have a transportation system that provides for the safe and efficient movement of people and goods. Our transportation system creates the connection that makes our regions and communities work. That system also plays a major role in influencing how and where future development occurs. To date, the system consists almost exclusively of roads and highways for the automobile. As our communities have grown larger, more congested and more dispersed it has become increasingly difficult to “keep up” with the need to expand the capacity of those facilities.

We must move toward a more balanced transportation system which makes appropriate use of other modes of travel to meet our needs, such as bus, rail, pedestrian and bicycle modes for moving people, and freight rail for moving goods. We must create and plan development in ways which reduce the need for travel rather than accelerate it. We must also increase investment in local and secondary roads and highways to increase capacity in congested areas and reinforce the existing regional process for prioritizing these needs.

1. Advocate and plan for the most efficient use of the existing and future transportation systems.
2. Develop a true multi-modal transportation system with appropriate support for the pedestrian, bicycle, transit and passenger rail modes.
3. Regional decision making processes should have a meaningful role in selecting and prioritizing transportation improvements.
4. Place a high priority on transportation system safety.
5. Make transportation investments and land use decisions that are mutually supportive.

6. Support the implementation of land use codes that encourage the use of bicycle and pedestrian modes and discourage the use of the private automobile for short local trips.
7. Increase roadway network connectivity and provide additional route choices in all new development.
8. Implement access management techniques that will preserve existing roadway capacity.
9. Support adequate investment in all modes of transportation within the system.